

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

**Showers City Hall
McCloskey Room
Thursday October 14, 2010
4:00 P.M.
AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES:** August 12, 2010
- IV. CERTIFICATES OF APPROPRIATENESS**
 - A. COA-05-10 332 South Rogers Street; Owners: Machado and Maglen
Request for a rear fence.
 - B. COA-06-10 346 South Rogers Street; Owner: Wyatt
Request for roof vents and change in gutter design
- V. NEW BUSINESS**
 - A. Prospect Hill Referendum
 - B. Speaker Duncan Campbell
 - C. Commissioner Education for 2010
- VI. OLD BUSINESS**
 - A. Downtown Plan Revision
- VII. COMMISSIONERS' COMMENTS**
- VIII. PUBLIC COMMENTS**
- IX. ANNOUNCEMENTS**
- X. ADJOURNMENT**

Next meeting date is Thursday, November 18, 2010 at 4:00 p.m. in the McCloskey Room

Posted: October 7, 2010

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall
McCloskey Room 135

August 12, 2010

4:00 PM

MINUTES

I. CALL TO ORDER

The Bloomington Historic Preservation Commission convened at 4:00 PM in the McCloskey Room of Showers City Hall. The meeting was called to order by Chair Marjorie Hudgins.

II. ROLL CALL

COMMISSION MEMBERS

Danielle Bachant-Bell (arrived 4:03 PM), Doug Bruce, Jeannine Butler, Sandi Clothier, Bridget Edwards, Marjorie Hudgins, Chris Sturbaum (arrived 4:07 PM)

ADVISORY MEMBERS

David Harstad

STAFF

Daniel Bixler, HAND

Nancy Hiestand, HAND

Nate Nickel, Planning

Inge Van der Cruysse, Legal

GUESTS

Richard Dunbar, Benevolent and Protective Order of Elks #446

Mark Lauchli, 222 W. Kirkwood, LLC

James Topolgus, owner 403 N. Walnut Street

A conflict of interest statement from Doug Bruce was received and read out concerning the property at 403 North Walnut Street.

Handouts (made prior to "going paperless") were distributed.

III. APPROVAL OF THE MINUTES

Danielle Bachant-Bell arrived at 4:03 PM.

Doug Bruce moved to approve the July 8, 2010 minutes.

Motion passed, 6-0. (Chris Sturbaum was not present.)

This is the first meeting in which BHPC will not have had a paper packet sent to Commission members in accord with City policy to go "paperless." The packet was projected on a screen throughout the meeting.

IV. DEMOLITION DELAY

- A. 403 North Walnut Street (partial) , James Topoligus, owner
Removal of an addition

The Staff report was presented. This was the second meeting for this project. The required notice period for the demolition sign was not met, so the request for partial demolition could not be acted on at the previous meeting, though it was discussed. The new construction will also have to go before Plan Commission for approval. Plans for the addition were revised from the previous meeting. The part of the Topoligus building proposed for demolition is a frame addition on the north side of the brick building, which appears on early Sanborn maps but has modified exterior features. The new building will house a commercial kitchen, accommodations for accessibility and an accessible restroom, all required for restaurant use. The new design will be a frame single story building with a brick foundation. Some elements of framing will be sympathetic with historic design including sill covers and corner boards. The addition will have a footprint with a 44 foot depth in an L-shape with intersecting gables. The three original windows on the north side will be protected. The addition will cover more of the brick building side, with most of the additional depth towards the alley. The plan will remove parking from the front of the building. Chris Sturbaum arrived at 4:09 PM during the discussion. Danielle Bachant-Bell reported on her research into the building including evidence that the addition to the building originated from as early as 1907. James Topoligus, owner, and Doug Bruce, his representative, both spoke on behalf of the matter. Doug Bruce noted that the window grid on the addition was changed from the original presentation. The matter was taken up by the commission. Chris Sturbaum said he preferred the landscaping not screen the east façade from public view. Doug Bruce noted this was in response to asphalt coming up to the building and the potential loss of the curb cut. It was also noted that several calls were received by HAND from the public afraid that the brick section of the building was to be demolished. Nancy Hiestand commented that this was an indication of the high esteem in which this structure is held.

Jeannine Butler made the following motion:

"Today, regarding the property located at 403-407 North Walnut Street, the Historic Preservation Commission (HPC) declares that it: got notice of proposed partial demolition, and after today's discussion, sees no need to review the plans any further, and, waives the rest of the demolition delay waiting period. The HPC may later recommend the property for historic designation to the Common Council."

Motion passed, 5-0-2. (Doug Bruce and Bridget Edwards abstained.)

- B. 222 West Kirkwood Avenue Smith Holden, Mark Lauchli, owner
Design revision

The Staff report was presented. This was a design revision of plans released in May 2010. The design changes involve lowering and resizing of the front doors and the resizing of the limestone lintel across the front of the building.

The matter was taken up by the Commission.

Jeannine Butler made the motion to accept the design revision as presented for the property at 222 West Kirkwood Avenue Smith Holden Building.

Motion passed, 7-0.

V. OLD BUSINESS

A. Draft National Register Nomination The Elks Lodge #446

Staff report presented. Copies of the finished draft of the nomination have been presented to The Elks. Richard Dunbar, Trustee and Elks representative, spoke on behalf of his organization. He commended the report as well written and informative, particularly with regard to the prepared history. However, he said that it was unlikely The Elks would proceed with the nomination at this time. He also noted that they might take up the matter again later, but only after the organization has worked out their opposition to the local designation. The Commission waived any further activity at this time commenting upon the agreement that The Elks must make the decision whether or not to proceed on applying for the National Register.

Bridget Edwards left at 5:34 PM.

VI. NEW BUSINESS

A. Editorials

Nancy Hiestand reported two recent editorials that have appeared in the Herald-Times that were critical of the BHPC. The Commission discussed the matter.

B. Recent projects update

Nancy Hiestand provided a power point presentation highlighting recent projects in which the BHPC had involvement. This was provided for informational purposes.

V. OLD BUSINESS (continued)

B. July 14th Garden Hill Neighborhood Conservation District Information Meeting

The Garden Hill Neighborhood Conservation District Information Meeting was held Wednesday, July 14 at 6:30 PM in the Hooker Conference Room at City Hall. The Neighborhood Association has put out their first newsletter with information about the proposed conservation district. The second public meeting will be held at the Monroe County Public Library Room IC at 6:30 PM on Wednesday, August 25.

Jeannine Butler left at 5:50 PM.

C. Bryan Park Survey Material

Staff report was presented. It will likely be a six month period before Bryan Park can proceed, since the Garden Hill process is first. There was to be a vote at this meeting concerning the survey but members of the Commission requested more time to review the wealth of material.

VII. COMMISSIONERS' COMMENTS

None.

VIII. PUBLIC COMMENT

None.

IX. ANNOUNCEMENTS

None.

X. ADJOURNMENT

**Marjorie Hudgins made the motion to adjourn. Motion passed unanimously.
Meeting adjourned at 6:07 PM.**

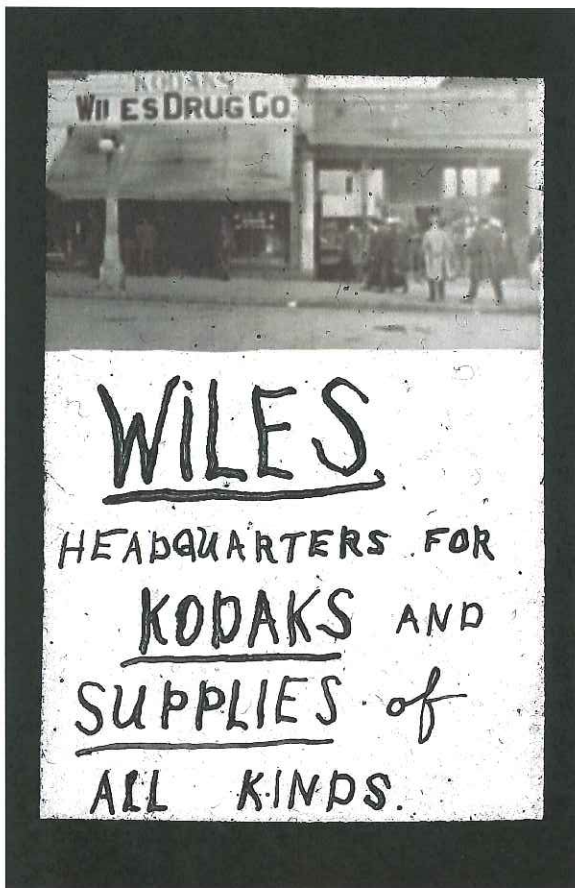
COA-5-10

332 South Rogers Street
Prospect Hill Historic District
Representatives: Machado and Maglen

Zoning RC

Request for a new design for a fence

105-055-66016 N 332 Wood Wiles House; Free Classic, c.1900, Crapsey
& Lamm, Architects, NR, BHD



Other than First Presbyterian Church, this is one of the few buildings in Bloomington attributable to the architectural firm of Crapsey and Lamm. This Cincinnati firm had a regional impact, designing several important commercial buildings and churches in locations around Indiana. The original owners of this house were proprietors of the Wiles Drugstore on the square (as seen in this early photograph). The house is also unique for being one of the few classical revival style homes not designed by John Nichols and it incorporates several characteristics not frequently seen in the local architect's repertoire which was much plainer. The swags and garlands featured on the front façade are more common in other communities.

The house is located on the corner of Rogers Street and Prospect. Its grade is elevated from the street and sidewalk. The amount of fencing requested is modest: one length will connect the house to the accessory building on Prospect. Another short length will connect the house on its south side to the neighbor's fence. An existing open picket fence will remain on the west side. A map of the location of the new fence is included. Prospect Street at this location is a narrow paved right-of-way with no sidewalks. The fence is intended to ensure the safety of a toddler in a backyard that is very close to the street.

The owners walked the neighborhood and found several examples of this kind of fence including a contiguous neighbor. The length of fence on the south side of the house will be slightly visible from Rogers. On the north side visibility is blocked by the house towards Rogers but the fence will be visible from Prospect Street to traveler moving east and west. The fence is sufficiently set back from Rogers on the south side of the house to be obscured from the street.

The design is a 6' treated vertical board fence that will weather to a silver color. A photograph of the proposed fence has been included below.



Looking west towards rear of lot showing existing picket fence.



Prospect Street elevation facing north



Length of fence between house and garage enclosing backyard from Prospect Street.

From the Prospect Hill Guidelines:

FENCES

Appropriate

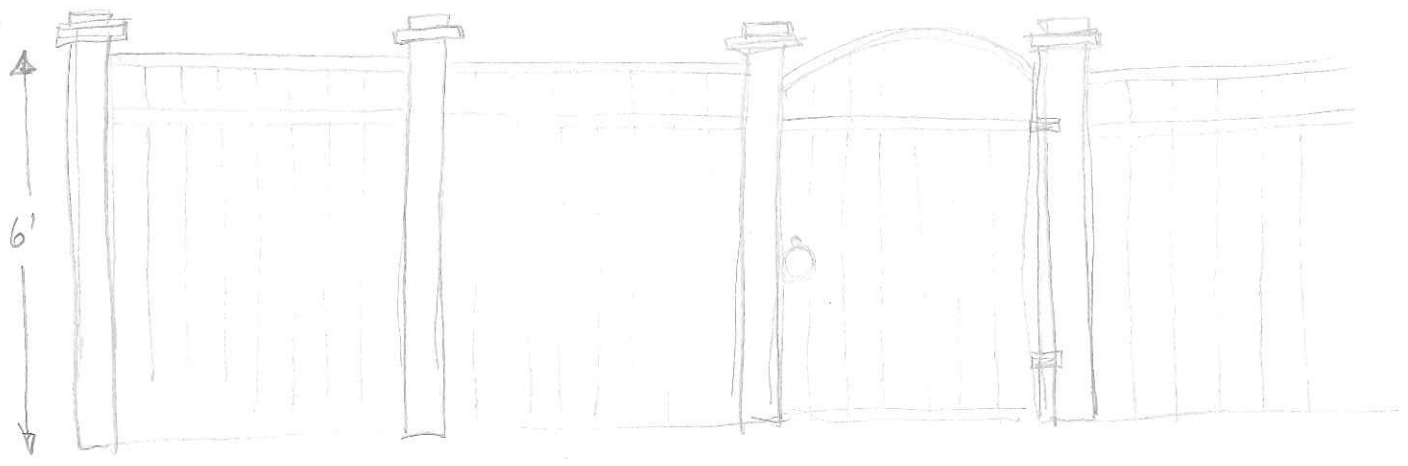
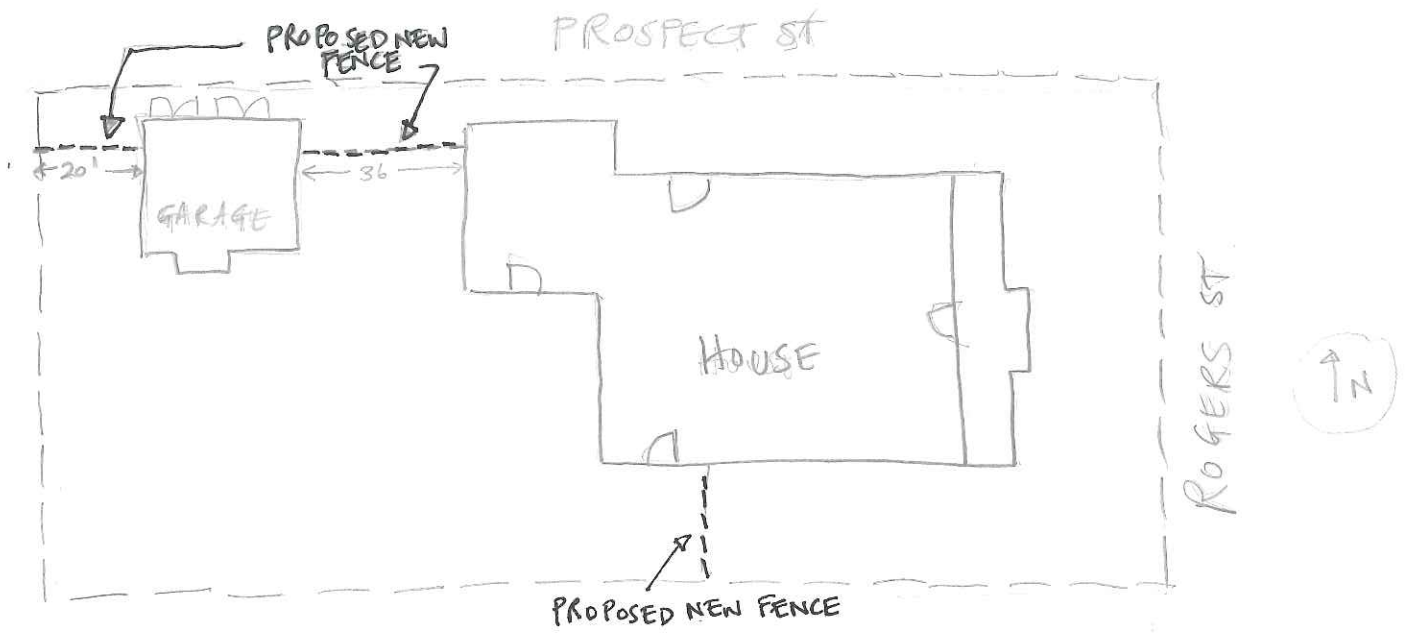
Back yard fences are appropriate to the Prospect Hill Local Historic District. Acceptable designs include slat-style (vertical board), picket, lattice, or wrought iron. Less expensive designs such as woven wire and rabbit fencing are also acceptable. Fences must conform to setback requirements. The appropriateness of a new fence will be judged in part by its appearance from the street; in general it should begin no farther forward than a point midway between the front and rear facades of the house.

Inappropriate

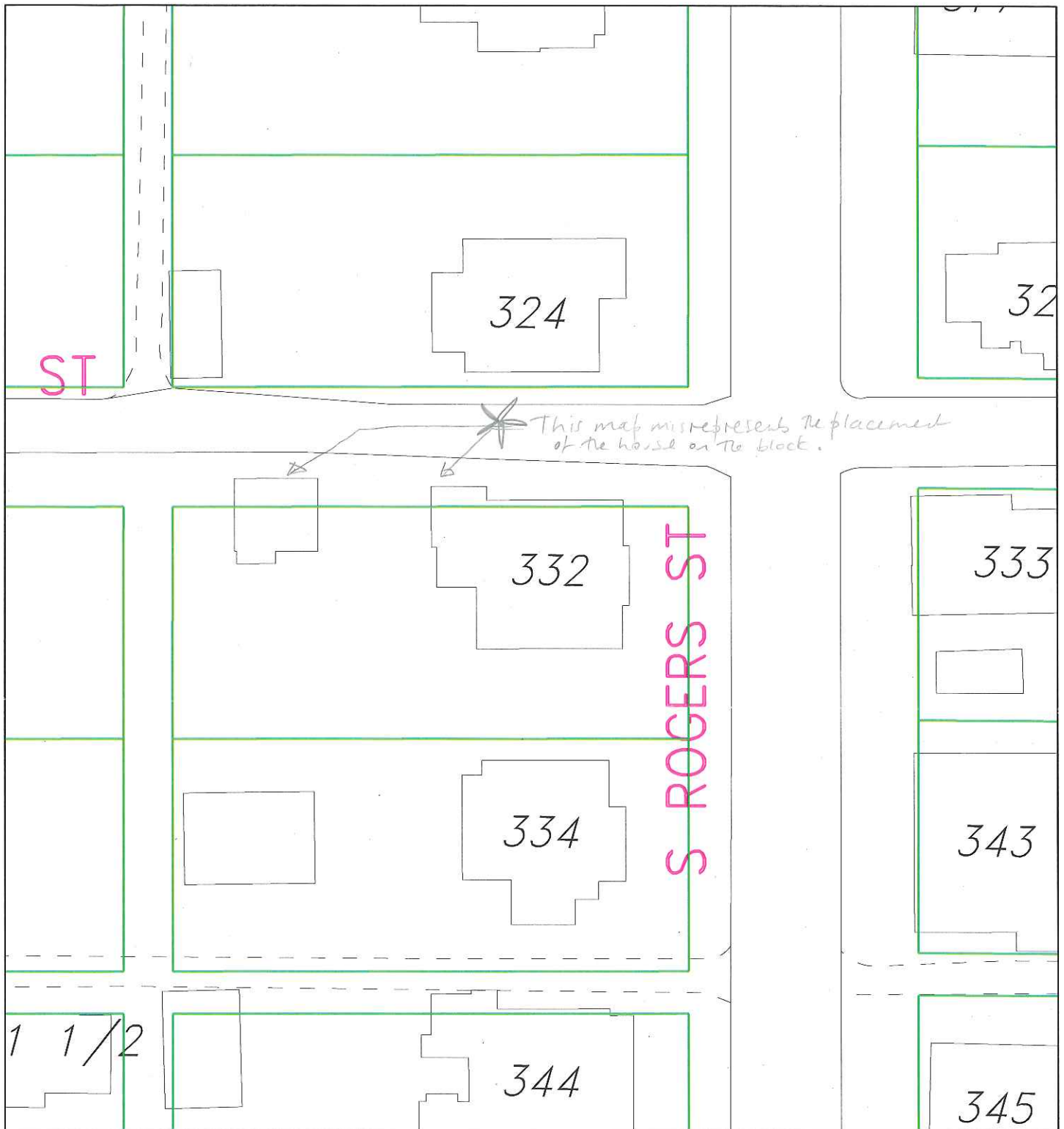
Chain link, basket-weave, louver, split rail, and stockade are inappropriate fence types for installation within the public view. Front yard fences are not generally characteristic of the Prospect Hill Local Historic District and are discouraged.

Staff attended the PHNA neighborhood meeting on Monday October 4th. The design was circulated among those present. There were no serious objections. This a vertical board style fence located in the backyard. The fence design is formal enough to not appear to be a suburban privacy fence. It does not completely enclose the yard.

Staff recommends approval



APPROXIMATE APPEARANCE OF NEW FENCE



332 South Rogers
 Certificate of Appropriateness
 Machado

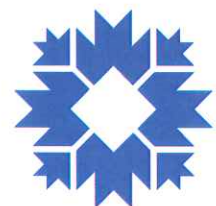
By: hiestann
 7 Sep 10
 File: LP332SRoge



For reference only; map information NOT warranted.



City of Bloomington



Scale: 1" = 40'

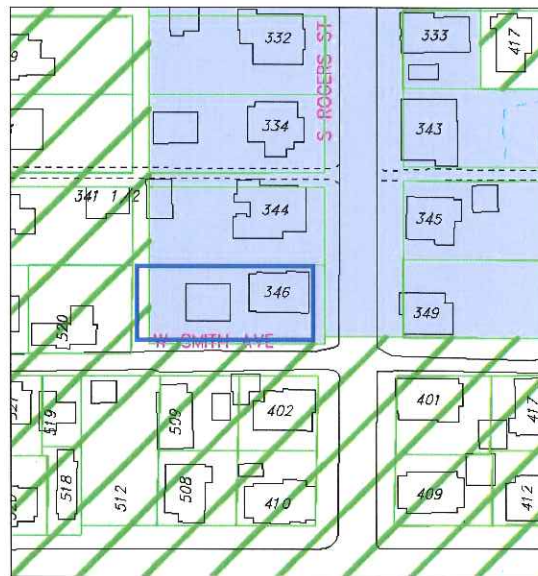
COA-6-10

346 South Rogers Street
Prospect Hill Historic District
Representatives: Steve Wyatt

Zoning RC

Request for exterior bathroom vents and change in gutter style

105-055-660019 N 346 Roscoe Rogers House; Elizabethan Revival, 1906
NR, BHD



This notable house is located on the corner of Smith and Rogers and is undergoing a phased restoration. It is the only example of Elizabethan Revival style architecture in Bloomington.

This is a modest request to place bathroom vents on the side wall of the exterior of a



house and to replace a mismatched gutter and replace damaged existing gutters with the same design. The gutters will be 6 inch aluminum seamless, in dark green color to match the existing. The bathroom fan exhaust pipe will vent out the shingled rear gable, with two standard exhaust pipe covers painted to match the white shingles.

The vents would be

visible from Smith Avenue. See photographs to the left. There would be two vents, one on each level.



All but one of the gutters are like the one mounted to the right of the front gable (pictured) There is an odd design mounted on the left of the front gable which will be changed. Others that have rusted out will be replaced in kind. The style is aluminum seamless to be painted the dark green color selected for the trim.



In a local historic district all modifications to the exterior of the house are reviewed.

Prospect Hill Guidelines are explicit that gutters require a COA. In this case only one gutter will be changed. It is the one located on the left of the front gable. Staff looked into trying to give a staff level approval but discovered that if the vent were visible from a right of way, it would not be permitted under staff approvals.

“Replacement or installation of mechanical equipment, skylights, or vents on a flat roof provided the new element is not visible from the public way.”

Staff Recommends approval

Prospect Hill Conservation District Ballot

On April 17, 2008 Bloomington Common Council established a Conservation District in the Prospect Hill area. When the Conservation District was established, the Common Council determined it would review the district at the end of three years and give owners of property in the district an opportunity to vote on whether they would like to have the Conservation District continue or be changed. Your vote will assist the Common Council in its review of the Prospect Hill Conservation District.

Address of Property: _____

Who can vote:

1. Owners listed on the deed
2. Husband and wife if they own the property jointly
3. Only one vote per person, no matter how many properties owned
4. One vote for a company, partnership or trust that owns property

Signatures, followed by printed name, of all owners of Property who are voting on this ballot. Use the back of the ballot if you need additional space:

(signature/printed name)

(signature/printed name)

Owners may vote on BOTH question 1 and 2

1. Would you like to see the Conservation District status of Prospect Hill kept or removed?

#votes for keeping Conservation District designation_____

#votes for removing Conservation District designation_____

2. Would you like to see Prospect Hill designated as a Historic District?

#votes for designation as Historic District_____

#votes against designation as Historic District_____

Please return this ballot in the enclosed envelope, postmarked no later than December 20, 2010.

If you have any questions please contact HAND 349-3507